



**ZONING COMMISSION
AGENDA
REVISED**

**Wednesday, August 9, 2017
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
Council Chamber
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Melissa McDougall, Chair, CD 5
Will Northern, CD 1
Jennifer Trevino, CD 2,
John Cockrell, Sr., CD 3
Jesse Gober, CD 4

Sandra Runnels, CD 6
John Aughinbaugh, CD 7
Wanda Conlin, CD 8
Leah Dunn, CD 9

I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290

A. Swearing in of new Commissioner Jennifer Trevino

B. Elect Vice Chair

C. Briefing: Previous Zoning Actions by City Council

Staff

D. Review: Today's Cases

Staff

E. Presentation: Proposed text amendments: Electric Substations, Definition of Event Center Staff

II. PUBLIC HEARING 1:00 PM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, SEPTEMBER 12, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.

A. Call to Order

B. Approval of July 12, 2017 Meeting Minutes

Chair

To view the docket: <http://fortworthtexas.gov/zoning/cases/>

C. CONTINUED CASES

1. ZC-17-087 BERING EDEN PROPERTIES, LLC 3005 & 3011 Stanley Ave 0.28 ac.

CD 9

a. Applicant/Agent: Rick Hopwood

b. Request: *From:* "B" Two-Family

To: "E" Neighborhood Commercial

2. ZC-17-090 TOM PURVIS III IRA ET AL. 5700 block Birchman Ave 0.32 ac. CD 7
- a. Applicant/Agent: Barney Boydston
 - b. Request: *From:* "B" Two-Family and "CF" Community Facilities *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial with waivers to parking, landscaping, and setback; site plan included

3. ZC-17-095 JOEL BARAJAS 2615 & 2617 Azle Ave 0.32 ac. CD 2
- a. Applicant/Agent: William Matthews
 - b. Request: *From:* "E" Neighborhood Commercial *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial plus outdoor car wash and detailing; site plan waiver requested

4. ZC-17-097 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: Generally bounded by Lancaster, Lake Arlington, Metro Drive and Loop 820; LAKE ARLINGTON PHASE I
1194.64 ac. CD 5

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: *From:* "AG" Agricultural, "A-10" One-Family, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "MH" Manufactured Home, "D" High Density Multifamily, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "IP" Industrial Park, "I" Light Industrial, "J" Medium Industrial, "K" Heavy Industrial, PD 438 "PD/SU" Planned Development/Specific Use for all uses in "A-10" One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 "PD/SU" Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD 753 "PD/SU" Planned Development/Specific Use for all uses in "I" Light Industrial plus self storage facility; site plan approved

To: "O-1" Floodplain, "A-7.5" One-Family, "A-5" One-Family, "B" Two-Family, "CF" Community Facilities, "E" Neighborhood Commercial, "MU-1" Low Intensity Mixed Use, "FR" General Commercial Restricted, "G" Intensive Commercial, "I" Light Industrial, "MU-2" High Intensity Mixed Use, "J" Medium Industrial, PD 438 "PD/SU" Planned Development/Specific Use for all uses in "A-10" One-Family Residential, plus horse stables for commercial use; site plan waived, PD 463 "PD/SU" Planned Development /Specific Use for outside storage subject to the following: a landscape buffer along Wilkes Drive and Asbury Avenue with trees and shrubs as required per the landscaping ordinance. Site plan must comply with all staff comments, and PD/UR Planned Development for all uses in "UR" Urban Residential plus indoor/outdoor events; site plan required

5. ZC-17-108 NATHAN BONTKE 1231 E. Harmon Rd 13.93 ac. CD 2

- a. Applicant/Agent: Dunaway Assoc, Barry Hudson
- b. Request: *From:* "F" General Commercial *To:* "D" High Density Multifamily

D. NEW CASES

6. ZC-17-114 MICHAEL AND SARAH FARRIS 4000-4200 Blocks Keller Hicks Rd 13.96 ac.
CD 7

- a. Applicant/Agent: Realty Capital Management; Rebecca Everitt

- b. Request: *From:* "AG" Agricultural, "I" Light Industrial and PD 478 Planned Development/Specific Use for single-family with 7,000 sq. ft. average lot size and minimum 6,000 sq. ft. lot size; site plan waived *To:* "D" High Density Multifamily
7. ZC-17-116 NORTH PRESIDIO LLC 9100 Block Tehama Ridge Pkwy 9.96 ac. CD 7
- a. Applicant/Agent: Alex Dyer
- b. Request: *From:* "E" Neighborhood Commercial *To:* "G" Intensive Commercial
8. ZC-17-117 P&M EXCAVATING INC. 3401 S. Riverside Dr 2.53 ac. CD 8
- a. Applicant/Agent: Norman Driscoll
- b. Request: *From:* "ER" Neighborhood Commercial Restricted *To:* "I" Light Industrial
9. ZC-17-118 LIFE COVENANT CHURCH 5400 W. Risinger Rd, 5651 Summer Creek Dr. 55.35 ac. CD 6
- a. Applicant/Agent: Wallace Engr.; Carolyn Back
- b. Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial
10. ZC-17-119 CEMS TEXAS REAL ESTATE LLC 2816 Hemphill St 0.17 ac. CD 9
- a. Applicant/Agent: Calvin East
- b. Request: *From:* "A-5" One-Family *To:* "MU-1" Low Intensity Mixed Use
11. ZC-17-121 YVONNE JOHNSON LIVING TRUST 2564 Wabash Ave 0.32 ac. CD 9
- a. Applicant/Agent: Yvonne Johnson
- b. Request: *From:* "A-5" One-Family with TCU Residential Overlay *To:* PD/A-5 for all uses in "A-5" One Family plus four units in two structures; site plan required for new construction/TCU Residential Overlay
12. ZC-17-122 BIPIN N.DOSHI 3400 Hulen St. and 4609 Diaz Ave 0.37 ac. CD 9
- a. Applicant/Agent: Bipin N.Doshi
- b. Request: *From:* "B" Two-Family *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial; site plan included
13. ZC-17-123 SUMMER CREEK STATION LLC 5400-5600 blocks Columbus Trl and Sycamore School Rd 10.59 ac. CD 6
- a. Applicant/Agent: Dunaway Associates; Chris Biggers
- b. Request: *From:* PD 471A Planned Development/Specific Use for all uses in "F" General Commercial District except sexually oriented businesses, tattoo parlor, shooting ranges (indoor) and gambling facilities; site plan required *To:* Amend PD 471A to add indoor animal pet kennel use; site plan included
14. ZC-17-124 WILLIAM SOSROPARTONO 2320 Tremont Ave 0.21 ac. CD 7
- a. Applicant/Agent:

b. Request: From: "H" Central Business To: Add Historic and Cultural Overlay

23. ZC-17-135 CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION 3712, 3724,
3725, 3729, 3732, 3733 Elm St 1.59 ac. CD 5

a. Applicant/Agent: City of Fort Worth

b. Request: From: "AG" Agricultural To: "A-5" One-Family

24. ZC-17-139 AUTOBAHN REALTY PARTNERS LP 117 N. University DR 0.45 ac. CD 9

a. Applicant/Agent: Ray Oujesky, Kelly, Hart & Hallman LLP

b. Request: From: PD 1030 for "PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business to add additional property. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One 16 ft. tall x 8 ft. wide monument sign similar to that of the existing dealership may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

To: Amend PD 1030 site plan to allow masonry screening fence; site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

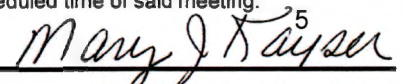
ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, August 04, 2017 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas